

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 20, 2008

ITEM NO. 9

CASE NUMBER/
PROJECT NAME

9-DR-2008
3500 Toscana

LOCATION

3500 N. Miller Road

REQUEST

Request approval of a site plan, landscape plan, and building elevations for a three-story, 67-unit residential condominium development on 3.2 acres located at the northwest corner of N. Miller Road and E. Osborn Road.

APPLICANT/OWNER

Terry O'Neill
Continental Group
480-522-0235

ARCHITECT

Acanthus Architecture
602-274-5000

BACKGROUND

Zoning.

The property is zoned Multi-Family Residential/Downtown Overlay (R-5/DO) district. The primary purpose of the Downtown Overlay district is to create new opportunities for the development or expansion of properties that do not have (D) downtown zoning. Specific objectives of the Downtown Overlay include allowing more residences in downtown and ensuring consistent regulation of design and architecture throughout downtown.

Context.

Located on 3.2 gross acres, the proposed project is bounded by N. Miller Road on the east, E. Osborn Road on the south, single-story Scottsdale Villas apartments on the north, and alleys on the west which separate the project from the existing two-story Scottsdale Suites apartment complex and practice fields for Scottsdale Stadium.

Adjacent Uses and Zoning:

- North: Single-story Scottsdale Villas apartments in the R-5/DO (Multi-family Residential/Downtown Overlay) zoning district.
- South: (across Osborn Road) Two-story office building in the S-R (Service Residential) zoning district
- East: Single-story, single-family residences in the R1-7 (Single-Family Residential) zoning district.
- West: Two-story Scottsdale Suites apartments in the R-5/DO (Multi-family Residential/Downtown Overlay) zoning district and practice fields for Scottsdale Stadium.

APPLICANT'S
PROPOSAL**Applicant's Request.**

The applicant requests approval of a site plan, landscape plan, and building elevations for a three-story, 67-unit residential condominium development on 3.2 gross acres at the northwest corner of N. Miller and E. Osborn Roads.

Development Information:

- Existing Use: Single-story apartment buildings
- Proposed Use: 3-story, residential condominium
- Parcel Size: 3.2 gross acres/2.1 net acres
- Building Size: 101,000 square feet net floor area
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet
- Parking Required: 134 spaces
- Parking Provided: 188 spaces
- Existing dwelling units: 37
- Proposed dwelling units: 67 units
- Allowed dwelling units: 73 units
- Existing Density: 12 dwelling units/acre gross
- Allowed Max. Density: 23 dwelling units/acre gross
- Proposed Density: 21 dwelling units/acre gross

All of the existing apartment units will be demolished to accommodate the proposed new development. The site will be served by a single vehicular access point from N. Miller Road, leading to a small, six-stall surface parking lot on the east side of the site, and to an access ramp down to the 182-stall subterranean parking garage underlying the entire site. New 8-foot wide sidewalks, separated by landscaped parkways, will line N. Miller and E. Osborn Roads, with pedestrian access points into the site located on both roads. An enhanced asphalt pedestrian path will be created where the project fronts the westerly alley that separates the project from the Scottsdale Stadium practice fields, with a pedestrian access at the northwest corner of the site. Pedestrian access will also be available to the proposed trash facilities, to be located along the alley that separates the proposed project from the existing two-story Scottsdale Suites apartments.

A clubhouse will separate the surface level parking lot from the proposed pool area. Residential units will be contained within three large buildings. In Building 3, the unit located nearest to the corner of N. Miller and E. Osborn Roads will be single-story, then moving north along N. Miller Road, Building 3 steps up to two-stories, then three-stories, then back down to two-stories. The clubhouse will be a single-story building. Continuing north on N. Miller Road, the southerly portion of Building 1 will be two-stories, while the northerly portion of the building adjacent to the single-story Scottsdale Villas apartments will be three-stories. The bulk of Buildings 1 and 3, and all of Building 2, will be three-stories.

Building elevations feature stucco walls in earth tones of Frazee Colorlife Strata (CL 1257D), Frazee Colorlife Knapwood (CL 2893M) and Frazee Colorlife Maple Pie (CL 2716A). Fascia and pop-out color will be in Frazee Colorlife Duckdown (CL 2831W), and window frames will be grey aluminum. Stacked stone accents will be in Drystack LedgeStone Chardonnay, and the hipped roofs will feature concrete tile in Eagle Ponderosa Profile Serra Blend. Ornamental metal color will be Frazee Colorlife Sweatshirt (CL 3183M).

DISCUSSION

The site is located adjacent to the Scottsdale Stadium, at the edge of the downtown area. Expectations for this area are to serve as a gateway to the downtown area, with architecture comparable to or better than newer downtown projects, and emphasis on building orientation, stepbacks, building height and pedestrian circulation. N. Miller Road is lined with single-story buildings, some of which stepback to two stories, and buildings are oriented to face the street.

Staff has worked extensively with the project design team in weekly meetings to provide guidance on how to bring the proposed project into compliance with applicable development standards, as well as how to make the project more contexts appropriate. The project now complies with applicable development standards; however, staff believes further effort is needed to improve the overall quality of the project design and make it more context appropriate, and has offered the following suggestions:

KEY ISSUES

Site Design:

1. Maintain an 8-foot width for the sidewalk as it crosses the site driveway on Miller Road, rather than narrowing it as currently shown on the site plan.
2. A transit stop needs to be installed on the Osborn Road frontage just west of Miller Road. The proposed site and landscape plan currently depicts a 7-foot by 8-foot bus drop west of the project's Osborn Road pedestrian entry point. Shift the location nearer to the intersection. If the transit stop is located between two shade trees, a shelter will not be needed, which will reduce the space requirement to a 7-foot by 10-foot area to accommodate a bench, trash can and bicycle rack pursuant to City standards. This will result in a shaded transit stop near to the intersection.

Elevation Design:

3. The issue pertaining to mass and bulk of the buildings has been partially addressed with building bulk and mass at the southeast corner of the site, and a few trellis structures at the pedestrian entry points along the street edges of the site. Modify the building elevations throughout the rest of the project so that the mass and bulk of the dwelling units will be a transitional form, with single-story bulk at the street edges of the site, then two-story bulk which increases to a three-story bulk at the western-half of the site. This will create a transition from the existing single-story buildings that line Miller Road.
4. The issue pertaining to orienting the dwelling units to face the street has been partially addressed with orientation of the dwelling units within Building 3 which have patios and balconies that are adjacent to the Miller Road frontage. Modify the remaining building elevations that are

adjacent to Miller and Osborn Roads so that dwelling units face the street. This will activate the streets and blend the proposed development with the community.

5. Consider providing a variety of textures on the wall surfaces to add interest to the elevations. As proposed, stone appears on the elevations as an arbitrarily applied veneer. Utilize the proposed stone veneer materials in a more consistent manner, relative to the massing and proportions of the building. This will give a base to each building and create a strong anchor at the corners.
6. It appears that pop-outs have been provided around several windows. Clearly demonstrate this detail by labeling the elevations or providing window sections. Provide a frame around the edges of, and/or recess, the east, south, and west facing windows so that there is a shade device that is 12 to 18 inches deep. This will add visual interest as well as mitigate solar heat gain.
7. Several building elevations illustrate inconsistent windows, shadow patterns, balconies, etc. when compared with the floor plans for the building types. The elevations should be modified to be consistent with the floor plans. Specifically:
 - a. Building Type 1 – south elevation unit c balcony shadow pattern
 - b. Building Type 1 – east elevation unit b bathroom window
 - c. Building Type 2 – south elevation unit b first level bathroom window and triplet windows
 - d. Building Type 2 – north elevation unit b first level bathroom window and triplet windows
 - e. Building Type 3 – south elevation unit e bedroom windows
 - f. Building Type 3 – north elevation unit b first level bathroom window
 - g. Building Type 3 – west elevation right unit c balcony shadow pattern
 - h. Building Type 3 – west elevation middle unit c second and third floors cantilever
 - i. Building Type 3 – east elevation unit e patio shadow pattern
 - j. Building Type 3 – east elevation unit b second floor balcony railings
 - k. Building Type 3 – east elevation unit b bedroom window.

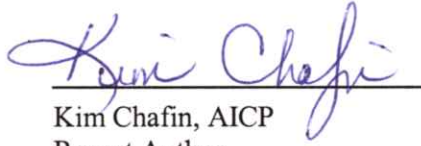
STAFF
RECOMMENDATION

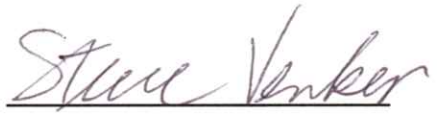
Staff recommends continuance so that outstanding design issues may be addressed. Should the Board choose to approve the project, stipulations are attached.

STAFF CONTACT(S)

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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Building Elevations

**Stipulations for Case:
3500 Toscana
Case: 9-DR-2008**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of Project Coordinator and the Final Plans staff.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DS&PM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Acanthus Architecture & Planning, with a city staff date of 9-22-08.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Acanthus Architecture, with a city staff date of 9-22-08.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Acanthus Architecture & Planning, with a city staff date of 9-22-08.
 - d. The case drainage report submitted by DNA Engineering, Inc. and accepted in concept by the Stormwater Management Division of the Municipal Services Department.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Modify the building elevations throughout the rest of the project so that the mass and bulk of the dwelling units will be a transitional form, with single-story bulk at the street edges of the site, then two-story bulk which increases to a three-story bulk at the western half of the site, to the satisfaction of the General Manager of Planning and Development Services, or designee.*
3. *Modify building elevations that are adjacent to Miller and Osborn Roads so that dwelling units face the street, thereby activating the streets and blending the proposed development with the community, to the satisfaction of the General Manager of Planning and Development Services, or designee.*
4. *Clearly label the building elevations to identify an increase in the variety of textures of exterior wall surfaces, to the satisfaction of the General Manager of Planning and Development Services, or designee.*
5. *Provide a frame around the edges of, and/or recess, the east, south, and west facing windows so that there is a shade device that is 12 to 18 inches deep, to the satisfaction of the General Manager of Planning and Development Services, or designee.*

6. *Utilize the proposed stone veneer materials in a more consistent manner, relative to the massing and portions of the building, to the satisfaction of the General Manager of Planning and Development Services, or designee.*
7. *Ensure the floor plans and elevations consistently and accurately identify windows, shadow patterns, balconies, etc., to the satisfaction of the General Manager of Planning and Development Services, or designee.*

SITE DESIGN:

Ordinance

- B. Provide a total of six (6) standard accessible parking spaces on the site.

DRB Stipulations

8. *Maintain the 8-foot width for the sidewalk as it crosses the site driveway on Miller Road, to the satisfaction of the General Manager of Planning and Development Services, or designee.*
9. *Shift the location of the transit stop closer to the intersection, to the satisfaction of the General Manager of Planning and Development Services or designee. If the transit stop is located between two shade trees, a shelter will not be needed, which will reduce the space requirement to a 7-foot by 10-foot area to accommodate a bench, trash can and bicycle rack pursuant to City standards.*
10. *The owner shall design and construct minimum 5-foot wide paved accessible sidewalks and paths for pedestrian connections between buildings and from the parking area to the buildings.*
11. *Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details. Standard details #2146-1 and 2 (2 includes grease containment) are for single enclosures, and details #2147-1 and 2 (2 includes grease containment) are for double enclosures.*

LANDSCAPE DESIGN:

DRB Stipulations

12. *Coordinate the landscape plan with the lighting plan in order to avoid conflicts between lights and mature-size trees and shrubs. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.*
13. *Due to the broad arching form, stiff spiky leaves and flower stems of Herperaloe parviflora Red Yucca, do not install this plant less than five (5) feet on center from the edge of any parking spaces, pedestrian pathways or areas.*

EXTERIOR LIGHTING:

DRB Stipulations

14. *Provide a lighting plan and fixture cut sheets.*
15. *Show locations of building mounted and free standing light fixtures on both the site and landscape plans, to the satisfaction of the General Manager of Planning and Development Services, or designee.*

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
17. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation
- b. The initial vertical illuminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- C. Provide a minimum of fourteen (14) bicycle stalls on the site.

DRB Stipulations

18. *Relocate bicycle racks in order to avoid conflicts with pedestrian pathways/sidewalks and drive aisles, to the satisfaction of the General Manager of Planning and Development Services, or designee.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**DRB Stipulations**

19. Before any building permit is issued for the site, dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
<i>North Miller Road</i>	<i>Collector</i>	<i>None required.</i>	<i>Widen existing pavement to install a bike lane, install ADA accessible ramps, and relocate all utilities at the East Osborn Road intersection. Construct an 8-foot wide sidewalk along the entire frontage.</i>	<i>See note a.</i>
<i>East Osborn Road</i>	<i>Collector</i>	<i>None required.</i>	<i>Construct an 8-foot wide sidewalk along the entire frontage.</i>	<i>None.</i>
<i>Alley</i>	<i>Alley</i>	<i>Dedicate two (2) feet of right-of-way adjacent to the northeast portions of the property, for an alley half-width of ten (10) feet.</i>	<i>None required.</i>	<i>None.</i>

- a. The owner shall widen the existing pavement adjacent to the right-turn lane as required to provide approximately four (4) feet of width for the bike lane.*
20. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct the driveway accessing North Miller Road in general conformance with City of Scottsdale's Supplement to the MAG Standard Detail #2256 for a Type CL -1 driveway with transition and modified to include an 8-foot wide sidewalk around the driveway apron.
21. Before any building permit is issued for the site, the owner shall construct a transit stop to include a bus shelter, a trash can, and a bike rack along the East Osborn Road frontage just west of North Miller Road.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- D. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DS&PM.

DRB Stipulations

22. *Before any building permit is issued for the site, the owner shall dedicate a minimum one-foot wide public non-vehicle access easement, along the property frontages on North Miller Road and on East Osborn Road, except at the approved driveway location.*
23. *Prior to submittal of construction drawings, apply for and obtain City approval to release the emergency access easement that currently exists adjacent to the north half of the alley that runs along the site's west property line.*

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

24. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.
25. *Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the final basis of design report and plan from the Water Resources Department. The final basis of design report shall be in conformance with the Design Standards and Policies Manual and shall address:*
- a. Demands imposed on the City's water and sewer systems as a result of the proposed development;*
 - b. Sizes and locations of service lines and related appurtenances, including meters, backflow prevention assemblies, fire hydrants, grease interceptors, etc., needed to provide water and sewer services.*

DRAINAGE AND FLOOD CONTROL:

Ordinance

- E. All finished floors must be fourteen (14) inches above high adjacent ground.

DRB Stipulations

26. *The stormwater storage waiver will be accepted, but discharge from the site must tie into the existing storm drains in Osborn Road or Miller Road if the owner's civil engineer provides documentation that at least one of the drains can accept the flow without detriment to the system.*
27. *The stormwater storage "in-lieu" fee will be based on the area of the entire site calculated by the owner's civil engineer as outlined in the DS&PM.*
28. *Stormwater Storage Waiver and "in-lieu" documents will accompany the first set of construction plans submitted to the City.*
29. *With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DS&PM and the case drainage report accepted in concept by the Director or designee of the Stormwater Management Division of the Municipal Services Department.*

30. *The fee associated with the Stormwater Waiver shall be collected from the applicant prior to any building permits being issued, and placed in account # 400-y0805-48912.*

ADDITIONAL ITEMS:

DRB Stipulations

31. *Convert all overhead utility lines to underground.*
32. *Prior to submittal of construction drawings, the property owner shall have recorded a land assemblage consolidating the lots into a single parcel.*
33. *Prior to submittal of construction drawings, the property owner shall provide a letter from Karen Warner in City of Scottsdale Water Resources Division indicating approval for all proposed water features.*

3500 Toscana
3500 N Miller Road
Scottsdale, Arizona

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

STAGING AREA REQUIRED (5-1-08 abandon the recorded emergency access easement per rh, per ja).

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS B FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. IN STAIRS & ACCESSED TO EXTERIOR. REQUIRED - ACCESS CHALLENGED.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF EXIST AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x TBD (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC. TBD BASED ON CONSTRUCTION
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: TBD BASE ON USE SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. CONSTRUCTION TYPE AND USE TO DETERMINE FIRE SPRINKLER DESIGN REQUIREMENTS.
21. X CURRENT CODE IS 2006 IFC & IBC, CURRENT STANDARDS ARE 2007 NFPA. SEE SCOTTSDALE REVISED CODE AND DESIGN STANDARDS & POLICY MANUAL.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



CONTINENTAL GROUP

Toscana

3500 Miller Road
Scottsdale Arizona

PROJECT NARRATIVE

Executive Summary

The corner of Osborn and Miller Roads which is the southeast corner of the downtown redevelopment area currently is home to buildings well beyond their prime and in desperate need of redevelopment. Wedged between the retro designed baseball stadium and a neighborhood of 1950's styled ranch homes any new development must be a transition property as any high-end design similar to that being built in other parts of the Downtown would look out of place and not in keeping with the neighborhood.

Recently a committed effort by City staff and the developer to find the right solution for this project was undertaken. In respecting local area residents' wishes as to height, set backs and curb appeal, the proposed project now being submitted is result of many previous submissions made to the planning department.

The following submission, which conforms to all current zoning and development restrictions, was agreed upon by the both the architectural team for the developer and a team of city staff who we wish to thank for their hard work and involvement.

Background

The property to be developed is an assembly of older multi-unit projects that have deteriorated to a point beyond repair and are best torn down. Over a number of years different ideas were proposed for the site, including a height change to allow first an eight story development and then a five storey, both of which meet with high residence from local residents.

Despite being offered recently an opportunity to apply for a height rezoning that would be supported by city planning department, the developer has elect to develop the new project entirely within the current city zoning development rules and ordinances.

The Project

The proposed project is a condominium development of sixty-seven (67) units. They will be housed within three large buildings, varying in height from one to three stories' along with a single storey club house and recreational pool area. All of the parking, save for a small number of visitors and handicap parking will be housed in a one storey underground parking lot.

Description

The project will be known as Toscana and will reflect a Mediterranean architectural style of earth tones on stucco walls with stacked stone accents. The one, then two and three storey height lines are intended to give the project more curb appeal and to create a friendly landscape setting starting at the corner of Osborn and Miller and moving along Miller Road as the project continues northwards.

This rising sight line then rolls downwards to the end the first building as a two storey before transitioning to the single storey club house. The next building as it faces Miller then returns to a two then three storey dwelling. This rising and falling is reflective of the mountain vistas found surrounding the Scottsdale Valley.

Large balconies and trellises along the ground floor give feel of a row of one storey ranch homes in keeping with the surroundings. Wider public sidewalks with wider landscape between the sidewalk and curb and sidewalk and security fence line add to the curb appeal.

View security fencing with substantial landscaping is proposed to soften the complaints of other local projects where the projects appear to be walled compounds leaving the public sidewalks a waste land on the outside.

Within the development itself there will be lush landscape with a soils management system for rainwater retention that is LEED certifiable, thus allowing for minimal storm water run off.

Concessions

Currently other developers within the core have built parking garages at grade level leaving an uninviting wall to the public sidewalk. Our project the parking is underground.

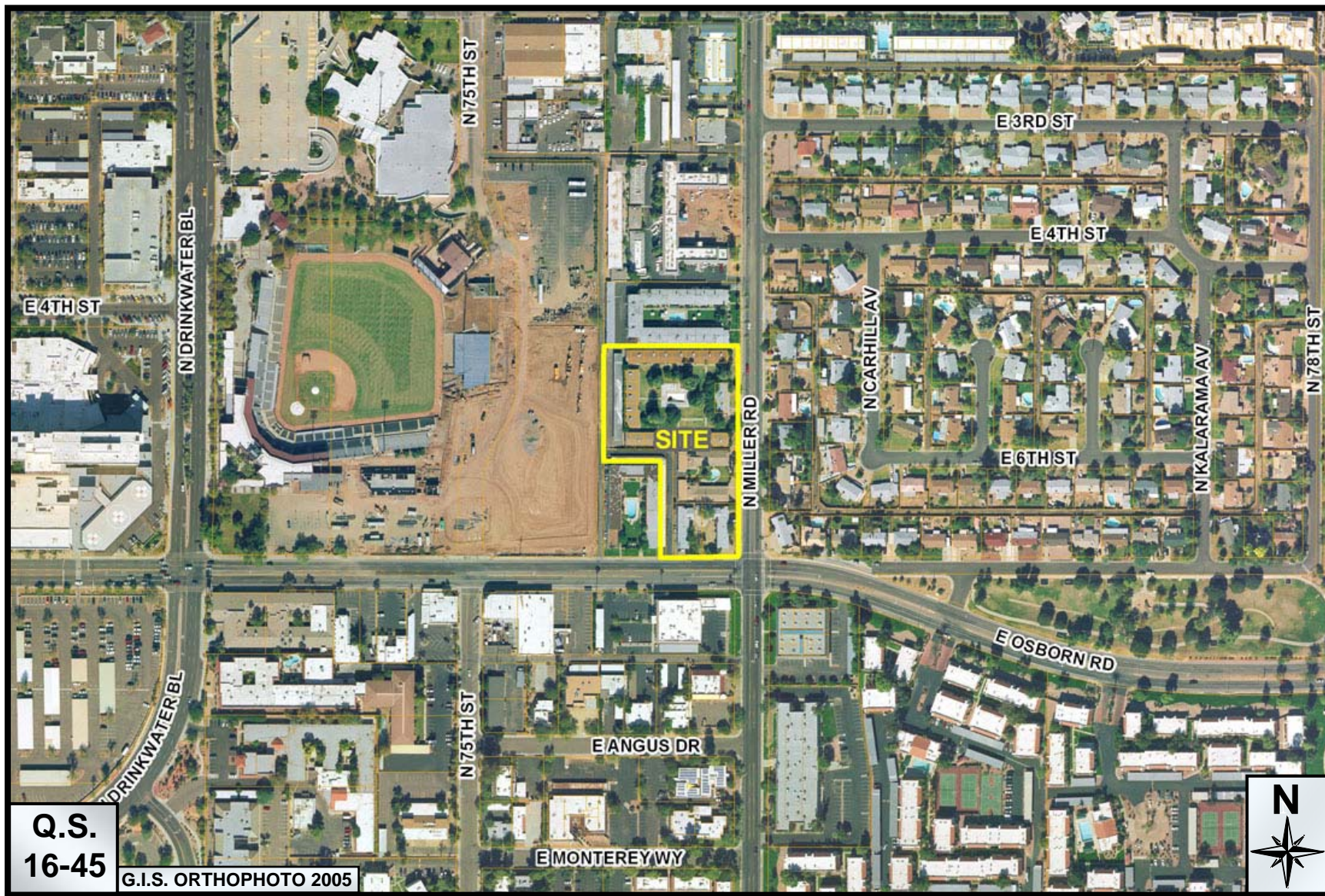
We are proposing eight foot wide public sidewalks with eight foot wide landscaping on both sides as opposed to other developments of only six foot.

We are proposing lush landscaping as opposed to other that have strictly potted plants.

We are dedicating lands for a bus stop on Osborn Road along with a dedication of lands to allow a bicycle lane and auto turn lane on Miller Road as requested by the transportation department.

A commitment to have all site services underground and to work with local utility suppliers to bury primary lines of such services, as directed by same.

A dedication of lands to widen the existing alley way and a commitment to enhance the asphalt along the rear of the property in the alleyway and to work the city to encourage the neighboring property owners to create a pathway linking Osborn to the City Centre walking paths.



Q.S.
16-45

G.I.S. ORTHOPHOTO 2005

Toscana

9-DR-2008

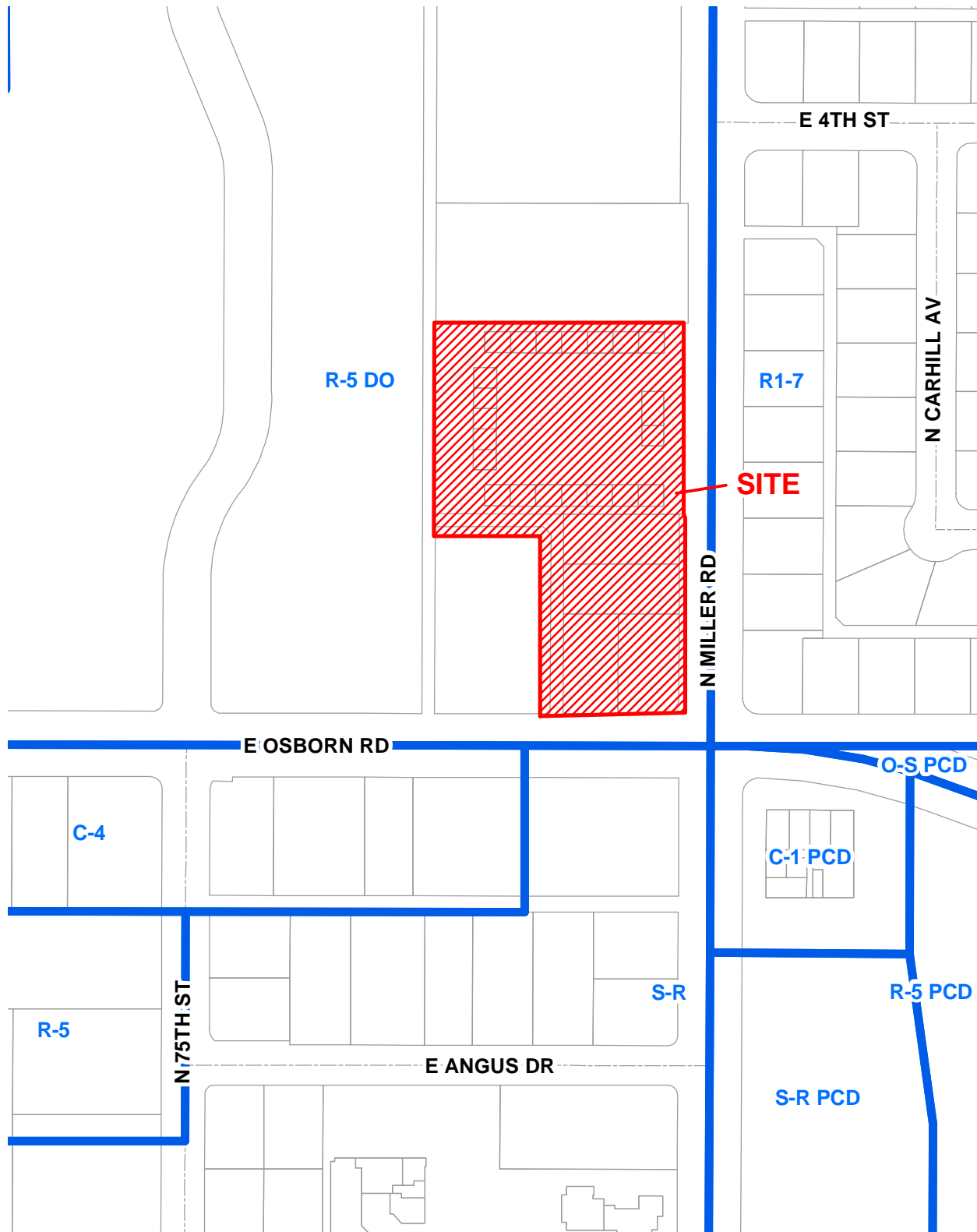
ATTACHMENT #2



Toscana

9-DR-2008

ATTACHMENT #2A



9-DR-2008

ATTACHMENT #3

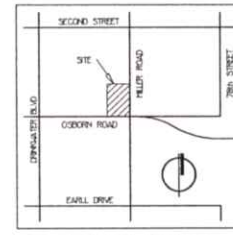


LEGEND

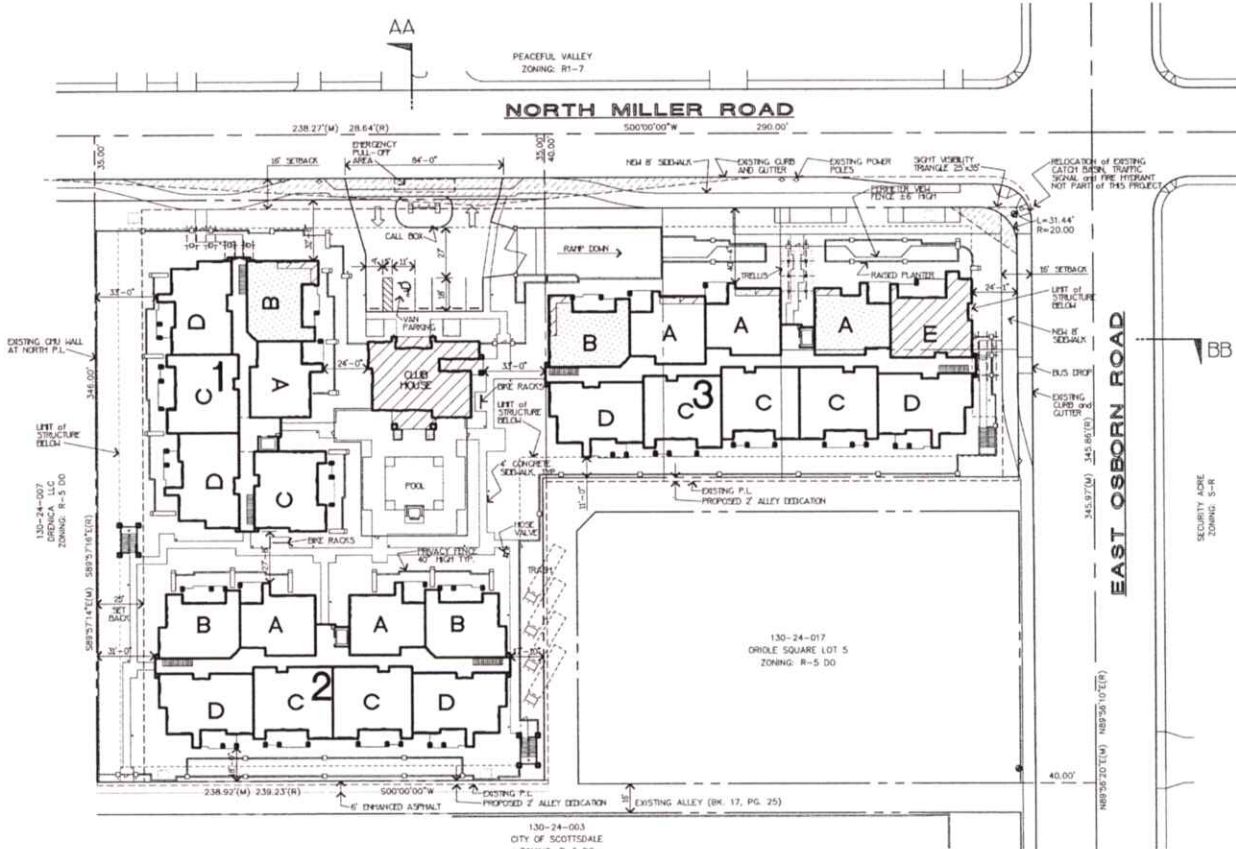


PROJECT DATA

TOSCANA at
3500 NORTH MILLER ROAD
GROSS LOT AREA: 141,724 SF (INCLUDES HALF ALLEYS)
NET LOT AREA: 109,078 SF (AFTER 2' ALLEY DEDICATIONS)
ZONING: R-5 DO
GROSS PROJECT AREA: 207,000 SF
6.1205 SCHEDULE B:
OPEN SPACE NOT REQUIRED IN DOWNTOWN OVERLAY
PARKING REQUIRED: 67 x 2 = 134
PARKING PROVIDED: 160 TOTAL SPACES
ACCESSIBLE PARKING: 134 x 4% = 6 REQUIRED; 6 PROVIDED
BIKE PARKING REQUIRED: 134 / 10 = 14
BIKE PARKING PROVIDED: 14 SPACES



VICINITY MAP



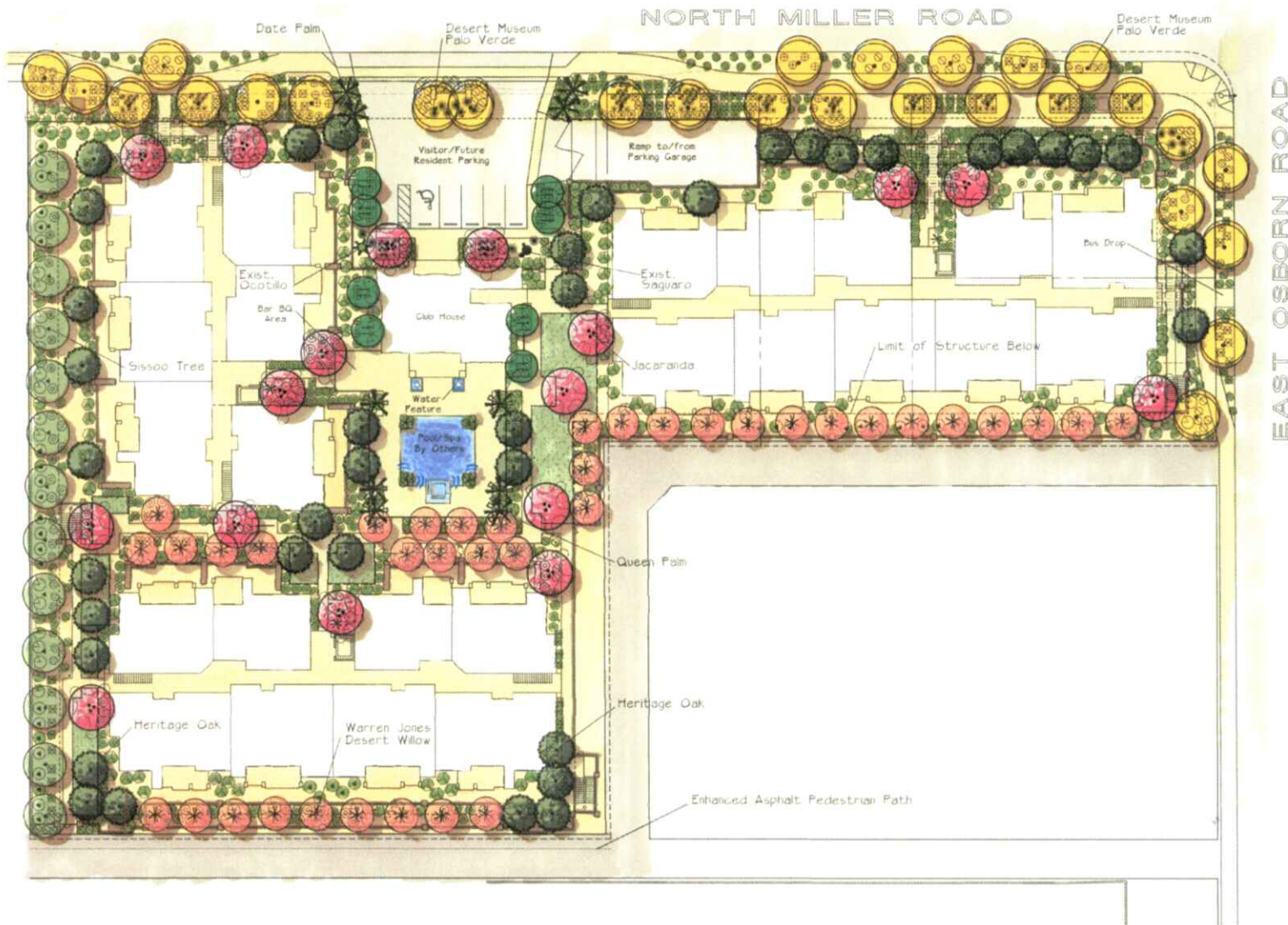
Acanthus Architecture & Planning
Charles A. Nigam, AIA
1130 East Missouri Ave Suite 110 Phoenix, Arizona 85014 274-5500
The Continental Group
17787 North Perimeter Drive #103
Scottsdale, Arizona 85255

3500 Toscana
3500 North Miller Road
Scottsdale - Arizona



DRAWN
Y1
PROJECT NUMBER
07214
DATE PLOTTED
09/17/08
CADD FILE NAME
07214-SITE

SITE
PLAN



EAST OSBORN ROAD

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	Height/Spread
EXISTING TREES			
1	Prosopis juliflora	Existing	to be relocated
2	Caragana gypsophylla	Existing	to be relocated
3	Wisteria sinensis	Existing	to be relocated
TREES			
1	Caragana gypsophylla	24" Box	7' x 4' 15"
2	Heritage Live Oak	36" Box	10' x 8' 20"
3	Archaeopteryx robustifolia	36" Box	10' x 8' 20"
4	Parthenocarya hybrid	24" Box	7' x 4' 15"
5	Desert Willow	36" Box	10' x 8' 20"
6	Chrysomela, Warren Jones	24" Box	7' x 4' 15"
7	Warren Jones Desert Willow	36" Box	10' x 8' 20"
8	Chrysomela, Warren Jones	24" Box	7' x 4' 15"
9	Desert Willow	36" Box	10' x 8' 20"
10	Acacia gypsophylla	24" Box	7' x 4' 15"
11	Acacia gypsophylla	36" Box	10' x 8' 20"
12	Prosopis juliflora	24" Box	7' x 4' 15"
13	Prosopis juliflora	36" Box	10' x 8' 20"
CACTUS/AGAVE			
14	Agave gypsophylla	24" Box	7' x 4' 15"
15	Agave gypsophylla	36" Box	10' x 8' 20"
16	Agave gypsophylla	24" Box	7' x 4' 15"
17	Agave gypsophylla	36" Box	10' x 8' 20"
SMALL PALMS			
18	Lyall's Palm	24" Box	7' x 4' 15"
19	Lyall's Palm	36" Box	10' x 8' 20"
LARGE SHRUBS			
20	Fraxinus viridis	24" Box	7' x 4' 15"
21	Fraxinus viridis	36" Box	10' x 8' 20"
22	Fraxinus viridis	24" Box	7' x 4' 15"
23	Fraxinus viridis	36" Box	10' x 8' 20"
MEDIUM AND SMALL SHRUBS			
24	Calluna vulgaris	24" Box	7' x 4' 15"
25	Calluna vulgaris	36" Box	10' x 8' 20"
26	Calluna vulgaris	24" Box	7' x 4' 15"
27	Calluna vulgaris	36" Box	10' x 8' 20"
GROUNDCOVERS			
28	Lonicera in. New Gold	1" Galton	
29	Lonicera in. New Gold	1" Galton	
30	Lonicera in. New Gold	1" Galton	
31	Lonicera in. New Gold	1" Galton	
ALGAE			
32	Boerhaavia diffusa	1" Galton	
33	Boerhaavia diffusa	1" Galton	
34	Boerhaavia diffusa	1" Galton	
LANDSCAPE MATERIALS			
35	Decomposed Granite	1/2" 1/2" 1/2"	
36	Express Gold	1/2" 1/2" 1/2"	
37	Surface Select Granite	1/2" 1/2" 1/2"	
38	Concrete Paver	4" x 8" 1/2" 1/2"	
39	Polished Concrete	1/2" 1/2" 1/2"	

TOSCANA

3500 N. Miller Road
Scottsdale, Arizona

THE CAMPBELL COLLABORATIVE

LANDSCAPE ARCHITECTS - PLANNERS

1747 EAST MORTON AVE. PHOENIX, AZ 85001
(602) 266-1644Acanthus Architecture & Planning
Phoenix, Arizona

SCALE 1"=20'-0"





NORTH ELEVATION

COLOR SCHEDULE

CONCRETE ROOFING TILE	ROOF
BUILDING COLOR 1	WALLS
BUILDING COLOR 2	WALLS
BUILDING COLOR 3	WALLS
BUILDING COLOR 4	WALLS
BUILDING COLOR 5	WALLS
BUILDING COLOR 6	WALLS
BUILDING COLOR 7	WALLS
BUILDING COLOR 8	WALLS
BUILDING COLOR 9	WALLS
BUILDING COLOR 10	WALLS
BUILDING COLOR 11	WALLS
BUILDING COLOR 12	WALLS
BUILDING COLOR 13	WALLS
BUILDING COLOR 14	WALLS
BUILDING COLOR 15	WALLS
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BUILDING COLOR 91	WALLS
BUILDING COLOR 92	WALLS
BUILDING COLOR 93	WALLS
BUILDING COLOR 94	WALLS
BUILDING COLOR 95	WALLS
BUILDING COLOR 96	WALLS
BUILDING COLOR 97	WALLS
BUILDING COLOR 98	WALLS
BUILDING COLOR 99	WALLS
BUILDING COLOR 100	WALLS



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING #1

Acanthus Architecture & Planning
 17787 N. Perimeter Drive, Suite 110
 Scottsdale, Arizona 85255
 Phone: 480.551.2744
 Fax: 480.551.2745
 Email: info@acanthusaz.com
The Continental Group
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 Scottsdale, Arizona 85255
 Phone: 480.551.2744
 Fax: 480.551.2745
 Email: info@continentalgroup.com

3500 Toscana
 3500 North Miller Road
 Scottsdale - Arizona

DRAWN	Y1
PROJECT NUMBER	07214
DATE PLOTTED	04/10/08
CADD FILE NAME	PL - ELEVATION

BUILDING ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

COLOR SCHEDULE

- CONCRETE ROOFING TILE
- BUILDING COLOR 1
- BUILDING COLOR 2
- BUILDING COLOR 3
- BUILDING COLOR 4
- PANCAJ and POP-OUT COLOR
- ORNAMENTAL METAL COLOR
- CULTURED STONE
- UNION FRAMES



WEST ELEVATION



EAST ELEVATION

BUILDING #3

Acanthus Architecture & Planning
 1130 East Missouri Ave Suite 110 Phoenix, Arizona 85014 774-5000
The Continental Group
 17787 N Perimeter Drive #103
 Scottsdale, Arizona 85255

3500 Toscana
3500 North Miller Road
Scottsdale - Arizona

DRAWN
 PROJECT NUMBER
 DATE PLOTTED
 CADD FILE NAME
 TEL - ELEVATION

BUILDING ELEVATIONS

9-DR-2008
 3rd: 9/22/08